

Planning Committee Report	
Planning Ref:	HH/2017/1998
Site:	6 Sunnybank, Abbotts Lane
Ward:	Upper Stoke
Applicant:	Mr O'McGlinchey
Proposal:	Dormer extension to rear roof slope
Case Officer:	Grant Perks

SUMMARY

The application proposes the conversion and enlargement of the existing roof space, whereby a box dormer is proposed to be constructed within the dwelling's rear (north-west facing) roof slope.

KEY FACTS

Reason for report to committee:	Representations from more than 5 properties
Current use of site:	Residential Dwelling

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions

REASON FOR DECISION

- The proposal will not adversely impact upon highway safety
- The proposal will not adversely impact upon the amenity of neighbours
- The proposal accords with Policies BE2 and BE9 of the Coventry Development Plan 2001 and Supplementary Planning Guidance (Extending Your Home) together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

This application proposes the conversion and enlargement of the existing roof space, whereby a box dormer is proposed to be constructed within the dwelling's rear (north-west facing) roof slope.

The proposed dormer measures 3 metres in width, 2 metres in height and 2.5 metres in depth at its deepest point. The dormer has a flat roof and clad in hanging tiles.

A roof light window is proposed to be inserted within the dwellings front roof slope (south east) facing the highway.

The proposed dormer will enable the conversion of the host dwelling's existing roof space into a bedroom space. The extra bedroom space and use of an existing living space will increase the dwelling's number of available bedrooms from 3 to 5.

SITE DESCRIPTION

6 Sunnybank, Abbots Lane, is a two storey, brick built residential dwelling, with slate tiled duo pitched roof. The property is located at the end of a terrace of 6 similar dwellings. The property was constructed late 19th Century and is located within the designated Nauls Mill Conservation Area.

The terrace sits on much higher ground to that of the adjacent properties and the highway (located to the south of the site). Deep front gardens are located between the terrace and the back of the highway. The garden spaces are retained by a stone boundary wall located at the back of the footpath. The rear of the site is accessed via a communal car parking area which is located immediately to the east of the terrace.

The site is surrounded by similar residential properties located to its north, whilst a three storey terrace of six (built circa 1970's) dwelling houses is located immediately to the south-west of the site's side elevation.

Modern Commercial/industrial properties and their associated parking/loading areas are sited to the east and south of the proposal site.

PLANNING HISTORY

None

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Development Plan 2001 (CDP) relevant policy relating to this application is:

Policy OS4 – Creating a more sustainable city

Policy BE2- The principles of urban design

Policy BE9 – Development in Conservation areas.

Emerging Policy Guidance

The Draft Local Plan 2016 to 2031 has been submitted to the Inspectorate, examination hearings and consultation on modifications has concluded and the Inspectors report is currently awaited. Whilst the policies do not hold significant weight at this time, they will gain weight as the local plan continues through the process. Policies within the draft local plan that are relevant include:

Policy DE1- Ensuring High Quality Design

Policy HE1- Conservation Areas.

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPG Design Guidelines for New Residential Development (Extending Your Home).

SPD Delivering a more sustainable city

Spon End and Nauls Mills Area of Local Distinctiveness: Area Character Statement and Designation of Two Conservation Areas.

CONSULTATION

No Objections subject to conditions received from the Conservation Officer.

The Ecology Officer does not object to the proposal, but in consideration that internal works have already commenced the following comments were received:

‘Given that works have commenced and the roof was impacted, it is considered highly unlikely that any evidence of bats would be found at this stage.

*It is unknown if a bat roost was impacted by the development, therefore we recommend that a following **condition** is attached to any approval granted to compensate for a potential loss of the roost:*

Within six months of the date of this approval, a scheme for the provision of a bat box to be erected on the building, has been submitted to and approved in writing by the Local Planning Authority. The scheme to include details of box type, location and timing of works. Thereafter, the box shall be installed and maintained in perpetuity.’

Immediate neighbours and local councillors have been notified; a site notice was posted on 23.08.17 A press notice was displayed in the Coventry Telegraph on 24/08/2017.

7 letters of objection have been received, raising the following material planning considerations:

a) Proposal is located in a designated conservation area.

- b) Work has already commenced on site- including removal of distinctive chimney pots.
- c) The conversion will allow the dwelling to be occupied by up to five residents in multiple occupancy and will not be used a family residence. Sunnybank is a residential terrace and the proposed used is not appropriate.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are design, Impact on Conservation Area, impact upon neighbouring amenity and ecology.

Design

Policy BE2 of the CDP seeks a high quality urban design. Policy BE9 states that “development within, or affecting the setting of a Conservation Area will only be permitted if it would preserve or enhance the character or appearance of the Area”. Policy BE9 also states “the acceptability of development will be determined on the basis of the scale, massing, siting, design and materials of any new building or structure”. Policy DE1 of the Emerging Local Plan states that all development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of the area and sets out the key principles which all development will be expected to meet.

The SPG (Extending Your Home) states that a dormer roof extension should only be placed on a roof slope that is not prominent when viewed from a street, a public footpath or open space. Large, flat roof (box) dormers are generally unacceptable. The SPG notes the few locations where dormers are acceptable: - In order to reduce the scale, mass and proportion of the proposed dormer and to lessen the potential for overlooking, no dormer face should be erected within 1m of the eaves line of the house and a minimum distance of 700mm between the dormer cheek and each side boundary of the property is required.

Due to the level differences within the street scene the south-east facing side cheek of the proposed box dormer extension will be able to be glimpsed when viewed from the nearby highway (Abbotts Lane). However, due to its siting in relation the host dwelling’s existing two storey gabled roof that protrudes from its rear elevation/roof slope and established trees located in neighbouring dwelling’s rear garden spaces, the views of the proposal will be partially screened from neighbouring dwelling’s rear garden spaces and from the communal parking area located to the east of the terrace of properties.

The plain clay tiled, duo pitch roof of the existing terrace currently remains uninterrupted by alterations or more specifically dormer type extensions. However, given that the width of the proposed dormer was reduced during the planning application process it is considered that the box type dormer sits comfortably within the existing roof slope and is well positioned and proportioned. Moreover, in consideration of the proposed amendment, with the exception of the aforementioned limited view allowed to the proposal’s side elevation from higher levels within the nearby street scene, I consider the proposed extension accords with the above SPG principles regarding roof extensions.

Therefore, in view of the above considerations and given the formal opinion of the Conservation Officer, in my opinion, the proposed dormer will not create a harmful feature within the surrounding street scene and will not harm the special character of the Nauls Mills Conservation Area.

Impact on neighbouring amenity

The proposed roof extension will not intersect 45 degree lines drawn from the centre of living space windows belonging to neighbouring dwellings and therefore will not harm the amenity and outlook afforded to them.

The proposed dormer window will allow a degree of overlooking of the rear garden spaces belonging to adjoining dwellings; however the proposed window will not create anymore overlooking than what can be viewed from the host dwelling's existing windows. Moreover, the proposed window will be located at a sufficient distance from neighbouring dwelling's rear garden spaces and living space windows as not to harm the privacy afforded to them.

Other considerations

Ecology and Protected Species

Internal works have already commenced, and as stated by the neighbours in their consultation response, the dwelling's existing chimney pots have been removed. Notwithstanding that there has been no formal consideration by the issuing of a Certificate of Lawful development, such works do not require planning permission, therefore as stated in their response (noted above) the Ecology Officer has requested that a planning condition is attached to approval of this application that mitigates against any potential disturbance of protected bat species by the introduction of a bat box on the host dwelling.

Concerns relating to use of property

Despite concerns raised by neighbours in their consultation responses, this is a householder application which proposes that an existing four bedroom dwelling house is extended to contain five bedrooms. Whilst at present the host dwelling remains empty the application for consideration is for a householder extension. Nonetheless, planning permission is not required for the following uses or a change of use between the following uses:

C3(a) those living together as a single household and

C3(c) allows for groups of unrelated people (up to six) living together as a single household, or

Class C4 Houses in multiple occupation – shared houses occupied by up to six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen, living space and a bathroom.

CONCLUSION

In consideration of its siting and scale, the proposed extension is sympathetic to the design and scale of the host dwelling and amenities of neighbouring properties. Whilst the side of the dormer will be viewed from the street scene, due to its siting within the rear roof slope together with the position of existing rearward projections the proposal will not harm the street scene and will preserve the character and appearance of the

Conservation Area. Therefore, the proposal accords with local plan policy BE2 and BE9 and the supporting principles set out in the Supplementary Planning Guidance.

CONDITIONS/REASON

1. The development hereby permitted shall begin no later than three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. No facing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

3. Within six months of the date of this approval, a scheme for the provision of a bat box to be erected on the building, has been submitted to and approved in writing by the Local Planning Authority. The scheme to include details of box type, location and timing of works. Thereafter, the box shall be installed and maintained in perpetuity.

Reason: *To ensure that protected species are not harmed by the development.*

4. The development hereby permitted shall be carried out in accordance with the following approved documents: Amended drawings: 01 Revision A, received by the Local Planning Authority 18.9.2017.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

[Location Plan, Existing & Proposed Plan](#)